

1450 MEYERSIDE DRIVE · MISSISSAUGA, ON

FLOOR 7 · LEASING 2026

SPARK

PRIVATE OFFICES · SHARED EVERYTHING

Your own office. The rest of the floor comes with it — reception, conference and meeting rooms, an event space, lounges and telephone parts, all a few steps from your door.

| 58 PRIVATE OFFICES

| 64 – 225 SQ. FT.

| FROM \$799 / MONTH

| FLOOR 7, MISSISSAUGA

THE FLOOR

TAKE AN OFFICE. THE FLOOR DOES THE REST.

Spark is the entire seventh floor of 1450 Meyerside Drive, rebuilt from the shell as a modern coworking floor of private offices.

Your office is your own — a lockable room with a glass front, its own lighting and a real business address on the door. Everything else is shared, and already built: a staffed reception, conference and meeting rooms, a coffee bar and event space with full-height windows, quiet lounges, telephone parts, mail and printing.

No build-out. No long lease before your first day. Move in, close the door, get to work.

Spark suits independent professionals, professional practices, sales and engineering teams, and growing businesses that want a polished workplace without having to run one.



ELEVATOR LOBBY

58PRIVATE OFFICES
64–225 SQ. FT.**\$799**

FROM, PER MONTH

24/7ACCESS TO YOUR
OFFICE AND BUILDING**1**STAFFED RECEPTION
ON YOUR FLOOR

INCLUDED WITH YOUR OFFICE

PRIVATE LOCKABLE OFFICE

FIBRE INTERNET

24/7 OFFICE ACCESS

CLEANING INCLUDED

AMPLE ON-SITE PARKING

STAFFED RECEPTION

CONFERENCE ROOM

MEETING ROOM

EVENT & COFFEE SPACE

TWO LOUNGES

TELEPHONE PARTS

MAIL & PRINTING



ARRIVAL

COME IN. SETTLE IN. MAKE IT YOURS.

SUITES

FOUR SIZES. ONE STANDARD OF FINISH.

Some days you need the door shut. Some days you need the team around the table. Four office sizes let you pick the one that matches how you actually work — and change your mind later.

Every office is a private room with a lockable door, a glass front with gradient privacy film, carpet tile and its own lighting. The glass brings the daylight in; the film keeps the sightlines out.



SUITE TYPE	DIMENSIONS	SUITS	QTY
SMALL OFFICE	8' × 8'	One person, focused work	20
STANDARD OFFICE	8'6" × 10'	Two to three people	9
LARGE OFFICE	9' × 15'	Three to four people, on the window line	27
EXECUTIVE OFFICE	15' × 15'	Four to six people, corner exposure	2
TOTAL			58



ROOM TO GROW

Teams grow. Adjoining offices can be combined into a larger suite, so you can add people without changing floors or changing the address on your card. Tell us the headcount you are planning for and we will put the rooms together.



ASK ABOUT COMBINING OFFICES FOR TEAMS OF 8+



EVENT SPACE • FLOOR 7

SPARK

FLOOR 7 — SHARED FLOOR

THE SHARED FLOOR

EVERYTHING YOUR WORKDAY NEEDS, A FEW STEPS AWAY.

The centre of the floor holds the rooms a business needs often but can rarely justify building on its own: somewhere to gather the team, take a call in private, greet a client properly, or have lunch that isn't your desk. At Spark they are already built — and included.

EVENT & COFFEE SPACE

Café seating under a sculpted acoustic ceiling, with a coffee bar, a kitchenette and full-height windows. Open all day for a coffee or a change of scene, and bookable for launches, training and firm-wide meetings.

LOUNGES

Two comfortable lounge areas for the conversations that go better away from a desk: an informal meeting, a waiting guest, ten quiet minutes to think.

MAIL & PRINTING

Lockable mail cabinetry and shared print and copy equipment in a dedicated room off the lobby — close enough to be useful, far enough to stay quiet.

RECEPTION

A staffed desk at the elevators. Your visitors are welcomed and seated, your couriers are signed for, and your business makes its first impression before you shake a hand.

PRIVATE TELEPHONE PARTS

Enclosed rooms at both ends of the corridor for calls and video meetings you would rather not take at your desk.

ALWAYS OPEN, ALWAYS CONNECTED

Fibre internet across the floor and 24/7 access to the building and your own office. Work early, work late, work Sunday. Cleaning is handled, in your office and in every shared space.



RECEPTION



MAIL / PRINT



TELEPHONE PART

MEET

MEET. PRESENT. CONNECT.

You shouldn't have to pay for a boardroom every day just to have one on the day it matters. At Spark the rooms are part of the floor and included with your office. Book one, walk in, close the door.



CONFERENCE ROOM



MEETING ROOM



LOUNGE

- Conference room for twelve, with a wall-mounted display
- Meeting room for six, glass-walled onto the event space
- Event space for larger gatherings and training days

- Two lounges for informal meetings and waiting guests
- Enclosed telephone parts at both ends of the corridor
- New men's and women's washrooms on the floor

FLOOR 7 — PROPOSED LAYOUT

Private offices wrap the window line. Reception, meeting rooms, lounges, washrooms, mail and printing and the event space sit at the centre — a short walk from every door, whether you are arriving for the morning, welcoming a client or refilling your coffee.



1 PRIVATE OFFICES —
WINDOW LINE
LARGE & EXECUTIVE

2 PRIVATE OFFICES —
INTERIOR
SMALL & STANDARD

3 WASHROOMS & CORE
ELEVATORS, SERVICES

4 RECEPTION & ARRIVAL
AT THE ELEVATORS

5 EVENT & COFFEE SPACE
EAST, FULL-HEIGHT
WINDOWS

6 CONFERENCE ROOM
SEATS UP TO TWELVE

7 MEETING ROOM, MAIL &
PRINTING
SOUTH-EAST

THE BUILDING

A PROFESSIONAL ADDRESS, MINUTES FROM THE 401.

Your workplace should be easy to reach — for you, for your team, and for the clients you want walking through the door.

1450 Meyerside Drive is a seven-storey glass building in Mississauga's northeast employment area, with ground-floor retail and a mix of office and professional tenants. Highways 401 and 410 are minutes away, Toronto Pearson International Airport is a short drive, and there is ample parking on site.

Spark is on Floor 7 — the top floor. The longest views, the quietest corridors, and a full-floor renovation now underway to the design shown throughout this brochure.



THE BUILDING

- Seven storeys, glazed curtain wall
- Floor 7 — the top floor
- Two passenger elevators serving the floor
- Ample on-site parking
- Office and professional tenants

GETTING HERE

Highway 401	3 – 5 MIN
Highway 410	5 – 7 MIN
Highway 407	7 – 10 MIN
Dixie GO Station	10 MIN

Toronto Pearson International Airport is a short drive; MiWay bus service runs nearby.

YOUR OFFICE, MADE SIMPLE

AVAILABLE Floor 7, from **November 2026** — 58 offices, 64 – 225 sq. ft.

TERM From 12 months

MONTHLY RATE **FROM \$799 PER OFFICE**

INCLUDED Fibre internet · Cleaning of your office and every shared space · Ample on-site parking with no limit on stalls · Use of reception, conference and meeting rooms, event space, lounges and telephone parts

ACCESS 24 hours a day, seven days a week, to the building and your own office

BOOK A TOUR

AN OFFICE SHOULD FEEL RIGHT THE MOMENT YOU WALK IN.

Choosing an office is about more than square footage. It is where you will welcome clients, build your team and spend most of your working week.

We built Spark to feel professional without feeling corporate, productive without feeling cold, and private without feeling cut off.

So come and walk the floor, open a few doors and find the one that fits. Offices are being reserved now for the November opening, and we will have terms, rates and availability ready when you visit.

LEASING CONTACT

Afrouz Hajian
+1 647 824 4171
leasing@aikam.co

BOOK A PRIVATE TOUR

Tours run on weekdays. Bring your team, and bring your questions on term, rate and move-in — we will answer them on the floor.

ADDRESS

1450 Meyerside Drive, Floor 7
Mississauga, ON L5T 2N3

TOURS

Monday to Friday, by appointment

INTERIOR DESIGN

Truong Ly Design Inc.
2 Bloor Street West, Suite 700, Toronto

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Suite counts, dimensions, areas and finishes are approximate and subject to final design, permits, construction and measurement. Renderings, furniture and finishes shown are illustrative. Availability, rates and terms are subject to change and to a signed lease. E.&O.E.